076.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,600 / 737,600
					USE VALUE:	737,600 / 737,600
					ASSESSED:	737,600 / 737,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMONEAU ERIC J &
Owner 2:	ECHEVERRI ADRIANA
Owner 3:	
Street 1:	22 COLLEGE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ADAMIAN JOHN J &VARSANIE C/TRS -
Owner 2:	ADAMIAN REVOCABLE LIVING TRUST -
Street 1:	22 COLLEGE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,610 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Brick Veneer Exterior and 1926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6610.000	303,100	1,700	432,800	737,600
Total Card	0.152	303,100	1,700	432,800	737,600
Total Parcel	0.152	303,100	1,700	432,800	737,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.92 | /Parcel: 382.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48148
GIS Ref
GIS Ref
Insp Date 11/07/18

PREVIOUS ASSESSMENT

Parcel ID 076.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,000	1700	6,610.	432,800	737,500	737,500	Year End Roll	12/18/2019
2019	101	FV	239,200	0	6,610.	401,900	641,100	641,100	Year End Roll	1/3/2019
2018	101	FV	239,200	0	6,610.	401,900	641,100	641,100	Year End Roll	12/20/2017
2017	101	FV	239,200	0	6,610.	352,400	591,600	591,600	Year End Roll	1/3/2017
2016	101	FV	239,200	0	6,610.	321,500	560,700	560,700	Year End	1/4/2016
2015	101	FV	223,800	0	6,610.	284,400	508,200	508,200	Year End Roll	12/11/2014
2014	101	FV	223,800	0	6,610.	269,000	492,800	492,800	Year End Roll	12/16/2013
2013	101	FV	221,800	0	6,610.	256,000	477,800	477,800		12/13/2012

!6338!

PRINT

Date	Time
12/10/20	21:07:42

LAST REV

Date	Time
07/23/19	10:20:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6338

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMIAN JOHN J	59208-28		5/31/2012		560,000	No	No		
ADAMIAN JOHN J-	46242-311		10/7/2005	Convenience	1	No	No		
	PR483-564		6/1/1981			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2012	855	Redo Kit	21,622					
8/12/2003	673	New Wind	5,250			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	BS	Barbara S
8/30/2012	MLS	EMK	Ellen K
4/13/2009	Measured	372	PATRIOT
4/20/2000	Entry Denied	243	PATRIOT
11/8/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48148
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6610		Sq. Ft.	Site		0	70.	0.94	12									432,810						432,800	

Total AC/HA: 0.15174 | Total SF/SM: 6610 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,810 | Spl Credit | Total: 432,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.19510055
Const Adj.:	1.02089775
Adj $ / SQ:	128.108
Other Features:	78000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372389
Depreciation:	69264
Depreciated Total:	303125

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1		HB	1			

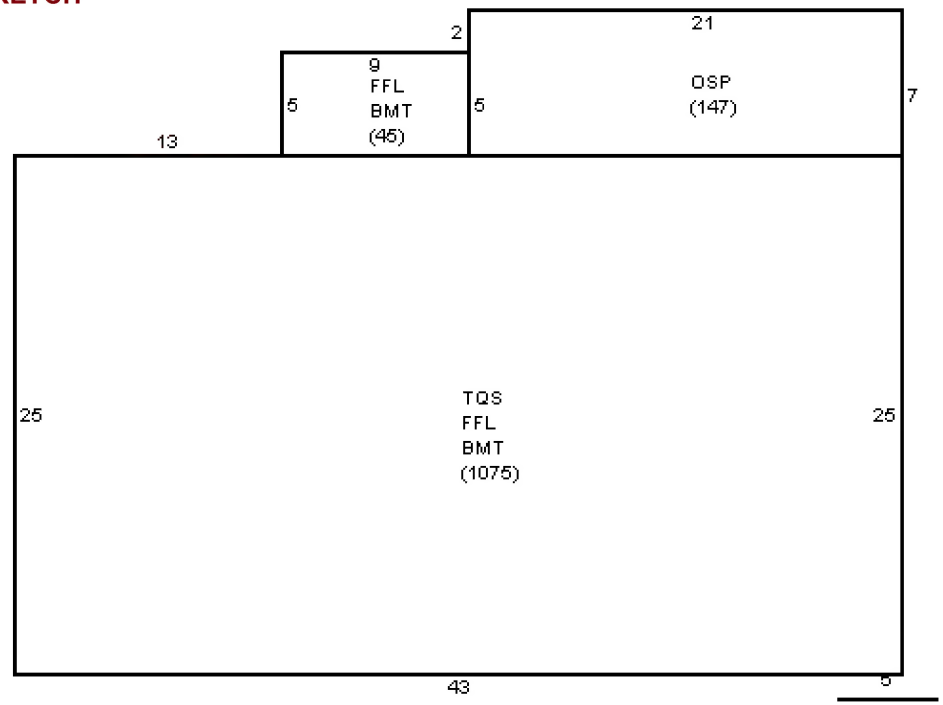
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.11
Special Features:	0	Val/Su Net:	94.93
Final Total:	303100	Val/Su SzAd	157.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	38.430	43,044
FFL	First Floor	1,120	128.110	143,481
TQS	3/4 Story	806	128.110	103,287
OSP	Screen Porch	147	31.130	4,577

Net Sketched Area:	3,193			Total:	294,389
Size Ad	1926.25	Gross Are	3462	FinArea	1926

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	19X32	A	AV	2014	2.87	T	5	101			1,700			1,700

More:	N	Total Yard Items:	1,700	Total Special Featues:		Total:	1,700